

Lincoln County, Oregon
02/23/2015 01:07:31 PM
DOC-QCD
\$30.00 \$11.00 \$20.00 \$10.00 \$7.00 - Total = \$78.00

2015-01565

Cnt=1 Pgs=6 Stn=29



00100526201500015650060061

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



AFTER RECORDING RETURN TO:
City of Newport
169 SW Coast Highway
Newport, OR 97365
Attn: City Recorder

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
City of Newport
169 SW Coast Highway
Attn: City Recorder

STATUTORY QUITCLAIM DEED

SFG HCK TIMBER PARTNERSHIP, L.P., a Delaware limited partnership (“**Grantor**”), is the successor in interest to Tristar Northwest Oregon Timberlands LLC, a Delaware limited liability company (“**Tristar**”). Tristar was formerly known as Meriwether Northwest Oregon Land & Timber LLC, which succeeded by name change to Boise Northwest Oregon Land & Timber, L.L.C.

Grantor releases and quitclaims to the **CITY OF NEWPORT, OREGON**, an Oregon municipal corporation (“**Grantee**”), all right, title interest in and to the real property in Lincoln County, Oregon, more specifically described on the attached Exhibit A (the “**Property**”).

This conveyance is made by Grantor and accepted by Grantee subject to all matters of record that validly encumber the Property. Grantor and Tristar hereby release the Property from any and all encumbrances created by Grantor or Tristar.

The actual consideration for this conveyance is \$0. This Quitclaim Deed is recorded to correct a legal description error in the Deed from Boise Cascade Corporation to Boise Northwest Oregon Land & Timber, L.L.C., recorded on November 5, 2004, as Instrument No. 200416962, in the Official Records of Lincoln County, Oregon, in which the Property was inadvertently included in the conveyance.

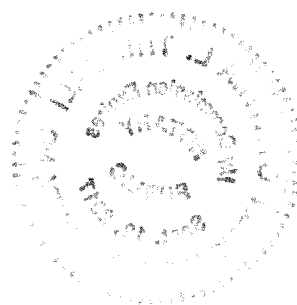
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE

APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED as of February 2, 2015.

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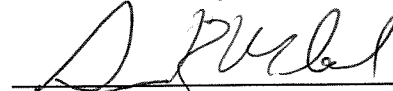
3 – Statutory Quitclaim Deed Lincoln County, Oregon



Accepted on behalf of the City of Newport, Oregon

The City of Newport does hereby accept the real property described in this Statutory Quitclaim Deed this 10 day of February, 2015.

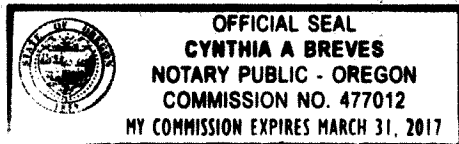
GRANTEE, City of Newport

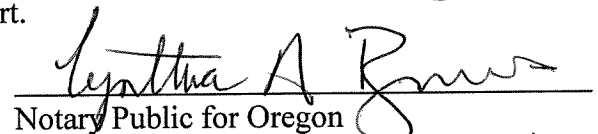


Spencer Nebel, City Manager

STATE OF OREGON)
) ss.
County of Lincoln)

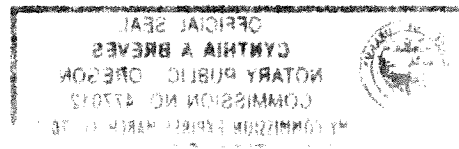
This instrument was acknowledged before me on the 10 day of February, 2015, by Spencer Nebel, City Manager of the City of Newport.





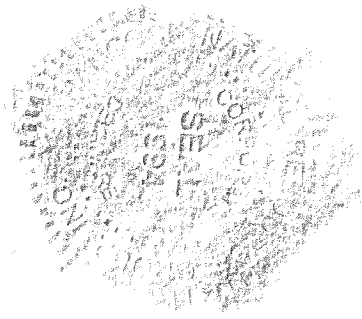
Notary Public for Oregon

My Commission Expires: MARCH 31, 2017



TRISTAR:

TRISTAR NORTHWEST OREGON TIMBERLANDS
LLC, a Delaware limited liability company



By: Hancock Natural Resource Group, Inc., its
Manager

By: _____
Name: David Kimbrough
Title: Vice President

A handwritten signature in dark ink, appearing to be "David Kimbrough", is written over a horizontal line.

STATE OF NORTH CAROLINA

)

) ss.

COUNTY OF MECKLENBURG

)

On this 2nd day of February, 2015, before me, the undersigned, a Notary Public in and for the state of North Carolina, duly commissioned and sworn, personally appeared David Kimbrough, known to be the Vice President of Hancock Natural Resource Group, Inc., the Manager for TRISTAR NORTHWEST OREGON TIMBERLANDS LLC, a Delaware limited liability company, the company that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of that company for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the instrument on behalf of the company.

WITNESS my hand and official seal hereto affixed the day and year first above written.

A handwritten signature in dark ink, appearing to be "Cynthia L. Tringali", is written over a horizontal line.

Print Name: Cynthia L. Tringali
NOTARY PUBLIC for the State of North Carolina
My Commission Expires: 9-19-2017

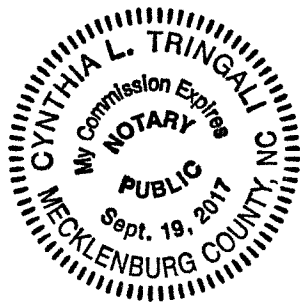


EXHIBIT A

Legal Description of the Property

Real property situated in Lincoln County, Oregon more particularly described as follows:

THAT PORTION OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN CONVEYED TO THE CITY OF NEWPORT BY DEED RECORDED SEPTEMBER 23, 1976 IN BOOK 68, PAGE 1181, MICROFILM RECORDS OF LINCOLN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN IN LINCOLN COUNTY, OREGON; THENCE WESTERLY ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 167.17 FEET TO THE NORTHEAST CORNER OF THE BLATTNER TRACT AS DESCRIBED IN BOOK 185, PAGE 192, LINCOLN COUNTY RECORD OF DEEDS; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID BLATTNER TRACT, A DISTANCE OF 20 FEET; THENCE EASTERLY AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 167.17 FEET; THENCE NORTHERLY AND PARALLEL TO THE SAID EAST LINE OF THE BLATTNER TRACT, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

